

# MONO COUNTY PLANNING COMMISSION

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## AGENDA

**THURSDAY, SEPTEMBER 14, 2006 - 10 A.M.**  
**Supervisors Chambers, County Courthouse, Bridgeport**

***\*TENTATIVE START TIMES (see note below)***

**1. CALL TO ORDER**

**2. PUBLIC COMMENT:** Opportunity to address the Planning Commission on items not on the agenda.

**3. MEETING MINUTES:** Review and adopt minutes of August 10, 2006.

**4. CONSENT AGENDA:**

**10:10 A.M.**

**FINAL APPROVAL, PARCEL MAP 31-93/Wasser.** The parcel map will divide APN 02-070-05, totaling 23.86 acres, into three residential lots of 5.00 acres, 6.00 acres, and 12.86 acres. The property is located on the west side of U.S. Highway 395 at its intersection with Larson Lane in the community of Walker. The General Plan designation is Rural Residential with a minimum 5-acre lot size (RR 5). The tentative parcel map was conditionally approved by the Planning Commission at a public hearing conducted May 11, 2006. *Staff: Evan Nikirk*

**5. PUBLIC HEARINGS:**

**\*10:15 A.M.**

**USE PERMIT 34-06-05/Hebert.** The proposal is to convert an existing 690-square foot building on a 1.8-acre lot into a drive-through restaurant, adding 36 outdoor seats on a new 1,008-square foot deck, live amplified/acoustical music, retail sales, on- and off-site beer/wine sales, and 360 sq. ft. of exterior display. The parcel is located on the west side of U.S. Hwy. 395, APN 21-080-22, at the south entrance to Lee Vining. *Staff: Greg Newbry*

**\*11:15 A.M.**

**EXTENSION OF TENTATIVE PARCEL MAP 37-176/Vasquez.** The proposed project would divide APN 25-030-24, totaling 5.72 acres, into five parcels (two 1.0-acre and three 1.1-acre parcels) and a road. The property is located on the west side of U.S. Hwy. 6, about one mile south of the intersection of Hwy. 120 and the community of Benton. The General Plan designation is Rural Residential (RR). In accordance with Section 15183 of the CEQA Guidelines, a prior EIR is being used for this project. *Staff: Gwen Plummer*

**6. WORKSHOP:**

**\*11:30 A.M.**

**PROP. 90 OVERVIEW: "The Protect Our Homes Initiative."**

*Staff: Mark Magit, assistant county counsel*

**\*11:45 A.M.**

**DESIGN GUIDELINES.** *Staff: Haven Kiers*

**\*12:00 P.M.**

**UPDATE ON JUNE LAKE COALITION ACTIVITIES.** *Vikki Bauer, District 3 Supervisor* **More...**

DISTRICT #1  
COMMISSIONER  
Rick Kattelmann

DISTRICT #2  
COMMISSIONER  
Steve Shipley

DISTRICT #3  
COMMISSIONER  
Ron Black

DISTRICT #4  
COMMISSIONER  
Scott Bush

DISTRICT #5  
COMMISSIONER  
Sally Miller

**7. REPORTS:**  
**A. DIRECTOR**  
**B. PLANNING COMMISSIONERS**

**8. INFORMATION:** No items.

**9. ADJOURN**

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**\*NOTE:** Start times are only tentative. Although the Planning Commission generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation; however, the only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.

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- In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the commission secretary at (760) 924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).
- Interested persons may appear before the Planning Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.
- Project proponents, agents or citizens who wish to speak are asked to be recognized by the Chair, print their names on the sign-in sheet, and address the Planning Commission from the podium.